BILL GARRETT, Davidson County
Trans:T20170015701 DEEDWARR
Recvd: 02/22/17 12:35 2 pgs
Fees:13.00 Taxes:7289.00
20170222-0017855

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,970,000.00. Affiant Subscribed and sworn to before me, this the 17th day of February, 2017. Notary Public My commission expires: 1-6-20

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Manning April Manning	New Owner	
4515 Yancey Dr.		130-16-0-047.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JWMJ LEAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN MANNING AND APRIL MANNING, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Yancey Subdivision, as of record in Book 2330, Page 18, Register's Office for said County.

Said Lot No. 4 fronts 241.5 feet on the Westerly side of Yancey Drive and extends back 178.3 feet on the Northerly line and 182.6 feet on the Southerly line to a dead line, measuring 241.6 feet thereon.

Being the same property conveyed to Patricia Anne Karcher by Quitclaim deed from Gilbert H. Karcher of record in Book 8040, page 760, Register's Office for Davidson County, Tennessee, dated February 05, 1990 and recorded on February 06, 1990.

Being the same property conveyed to Karen Karcher, by will from Patricia Anne Karcher, recorded at Will Book 4924-908719, Davidson County Probate Court under Docket No. 02P-1709, and as recorded at Instrument No. 20150622-0059667, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne E. Knoble by Executor's deed from Suzanne E. Knoble, Executor of the Estate of Karen Karcher of record in Instrument No. 20150622-0059668 Register's Office for Davidson County, Tennessee, dated June 17, 2015 and recorded on June 22, 2015.

Being the same property conveyed to JWMJ Lead, LLC by Warranty deed from Suzanne E. Knoble, unmarried of record in Instrument No. 20160119-0005168 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4515 Yancey Dr., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of February, 2017.

JWMJ Lead, LLC

Jackson Watts Moore, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jackson Watts Moore, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of JWMJ Lead, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of February, 2017.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017